

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Somerville

State: MA

PJ's Total HOME Allocation Received: \$12,733,581

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
				PJs in State: 19			
<u>Program Progress:</u>							
% of Funds Committed	99.77 %	93.09 %	2	92.82 %	92	94	
% of Funds Disbursed	79.13 %	86.95 %	17	82.38 %	29	28	
Leveraging Ratio for Rental Activities	8.55	7.64	1	4.55	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	76.72 %	86.53 %	15	80.69 %	18	22	
% of Completed CHDO Disbursements to All CHDO Reservations***	51.75 %	71.66 %	18	67.01 %	23	22	
<u>Low-Income Benefit:</u>							
% of 0-50% AMI Renters to All Renters	91.96 %	80.76 %	3	79.23 %	67	75	
% of 0-30% AMI Renters to All Renters***	49.87 %	48.82 %	9	44.47 %	55	59	
<u>Lease-Up:</u>							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.50 %	1	93.93 %	100	100	
<u>Overall Ranking:</u>				In State:	13 / 19	Nationally:	52 51
<u>HOME Cost Per Unit and Number of Completed Units:</u>							
Rental Unit	\$11,341	\$24,640		\$24,984	373 Units	47.00 %	
Homebuyer Unit	\$28,445	\$15,672		\$14,192	34 Units	4.30 %	
Homeowner-Rehab Unit	\$12,776	\$14,629		\$20,036	185 Units	23.30 %	
TBRA Unit	\$3,890	\$3,766		\$3,164	201 Units	25.30 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Somerville MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$72,721	\$128,007	\$14,115
State:*	\$135,022	\$95,362	\$22,537
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 4.6 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.19

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	54.2	52.9	87.0	47.3
Black/African American:	33.2	8.8	9.7	29.9
Asian:	1.6	8.8	1.1	0.5
American Indian/Alaska Native:	0.3	0.0	0.0	1.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.5
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.8	2.9	0.0	2.0
Asian/Pacific Islander:	0.3	17.6	1.1	2.5

ETHNICITY:

Hispanic	9.7	8.8	1.1	16.4
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HOUSEHOLD SIZE:

1 Person:	46.4	23.5	43.8	83.1
2 Persons:	23.9	17.6	25.9	9.0
3 Persons:	17.2	14.7	8.6	4.0
4 Persons:	7.8	32.4	11.9	2.0
5 Persons:	3.2	2.9	7.0	1.5
6 Persons:	1.6	8.8	1.1	0.5
7 Persons:	0.0	0.0	1.6	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	24.1	23.5	18.4	78.6
Elderly:	26.3	0.0	44.9	4.0
Related/Single Parent:	32.4	8.8	10.3	13.4
Related/Two Parent:	9.1	58.8	23.8	2.5
Other:	8.0	8.8	2.7	1.5

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	16.1	2.9 [#]
HOME TBRA:	3.2	
Other:	49.6	
No Assistance:	31.1	

of Section 504 Compliant Units / Completed Units Since 2001 134

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Somerville State: MA Group Rank: 52
 (Percentile)
 State Rank: 13 / 19 PJs Overall Rank: 51
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	76.72	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	51.75	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	91.96	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	2.95	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

